

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£630,000**

**Freehold**

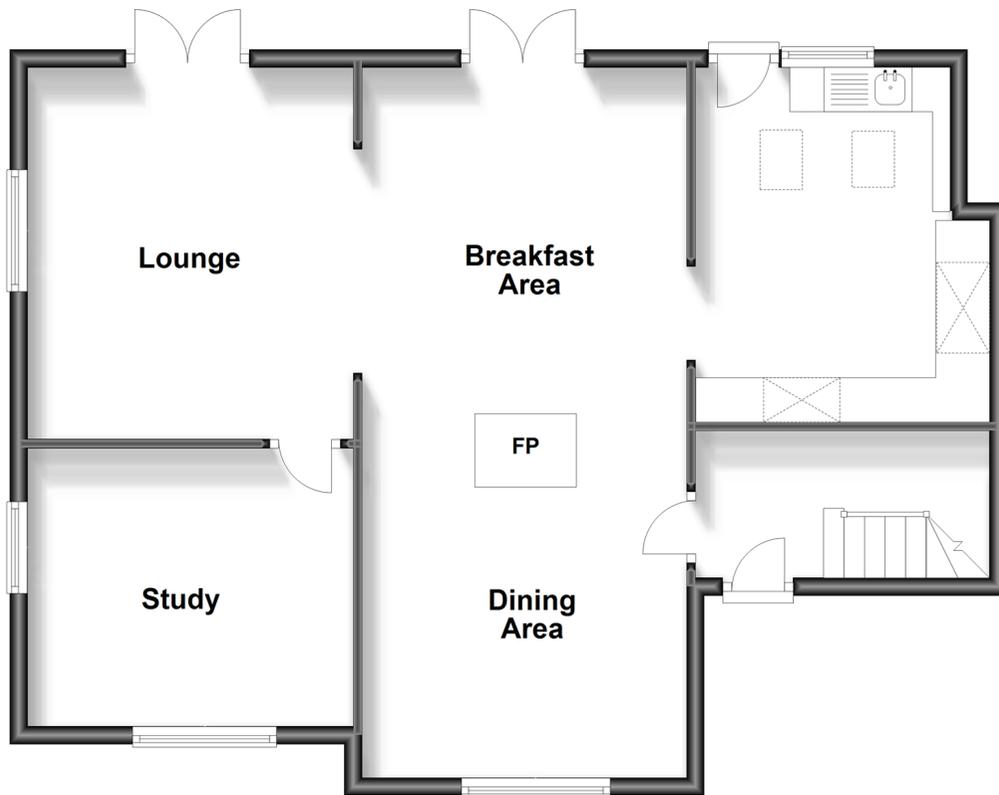
3x  2x  2x 

Hillside, Brighton Road, Mannings Heath,  
Horsham, West Sussex, RH13

**cubitt & west**  
Helping you move forwards

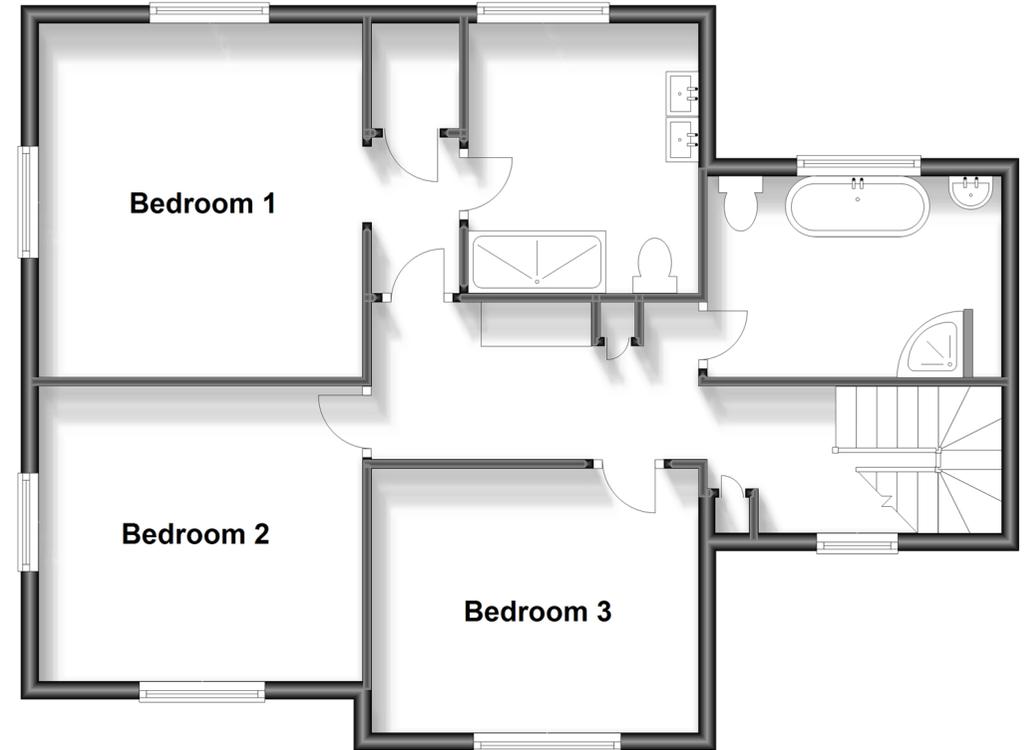
## Ground Floor

Approx. 76.8 sq. metres (826.2 sq. feet)



## First Floor

Approx. 71.6 sq. metres (770.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Dining Area: 12'3 x 12'0 (3.74m x 3.66m)

Breakfast Area: 12'1 x 10'6 (3.69m x 3.20m)

Kitchen: 13'9 at widest point x 11'1 at widest point (4.19m x 3.38m)

Lounge: 13'7 x 12'0 (4.14m x 3.66m)

Study: 12'1 x 10'3 (3.69m x 3.13m)

### FIRST FLOOR

Landing

Family Bathroom: 10'11 at widest point x 7'4 (3.33m x 2.24m)

Bedroom 3: 12'2 x 9'2 (3.71m x 2.80m)

Bedroom 2: 11'11 x 10'2 (3.63m x 3.10m)

Bedroom 1: 13'7 x 12'0 (4.14m x 3.66m)

En Suite Shower Room: 10'8 x 8'9 (3.25m x 2.67m)

### OUTSIDE

Timber Framed Garage: (L-shaped)  
18'1 x 9'0 (5.52m x 2.75m) plus 8'11 x 5'2 (2.72m x 1.58m)

Shingle Parking Area

Rear Garden



## Main features

- Attractive period cottage with character and charm in beautiful condition
- Popular village location backing onto fields
- Plentiful driveway parking and large workshop/barn
- All double bedrooms, large family bathroom and en-suite
- Four versatile reception areas and good size kitchen

## Nearest Schools

Primary Schools: Heron Way Primary 1.0 miles, St Andrew's CofE Primary 1.5 miles, Holy Trinity CofE Primary 1.5 miles. Secondary Schools: Forest School, The 1.2 miles, Queen Elizabeth II Silver Jubilee School, Horsham 1.2 miles, Millais School 1.4 miles

## Transport Information

Train Stations: Horsham 1.9 miles, Littlehaven 2.5 miles, Christs Hospital 3.1 miles

## Address

Hillside, Brighton Road, Mannings Heath, Horsham, West Sussex, RH13

## Directions

For directions to this property please contact us.



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Call Horsham Branch 01403 269268 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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